

Minutes of the Regular Work Session of the
Board of Mayor and Aldermen, City of Kingsport, Tennessee
Monday, January 10, 2011, 2:30 PM
Council Room – City Hall

PRESENT: Board of Mayor and Aldermen

Mayor Dennis R. Phillips

Alderman Valerie Joh

Alderman C. Ken Marsh, Jr.

Alderman Larry A. Munsey

Alderman Tom C. Parham

Alderman Jantry Shupe

City Administration

John G. Campbell, City Manager

J. Michael Billingsley, City Attorney

James H. Demming, City Recorder

1. **CALL TO ORDER:** 2:30 p.m. by Mayor Phillips.
2. **ROLL CALL:** By Deputy City Recorder Angie Marshall. Absent: Vice-Mayor Mallicote.
3. **WORK SESSION TICKLER.** Mayor Phillips asked staff for updates and dispositions on certain items in an effort to remove finished projects from the tickler, including the Meadowview Conference Center renovations and the police PDA/VisionAir integration. Alderman Marsh requested that the King College item be left on the tickler until it could be confirmed the project was not moving forward.

Mayor Phillips then asked for the Board to consider replacing the 205 “Dead-End” signs over the next three years with new ones that read “No Outlet,” noting this would project a good image for the City of Kingsport. Public Works Director Ryan McReynolds stated it would cost \$75 per sign for the change. This cost, however, could possibly be integrated with the annual 10% change-out of signage required by the State to meet new reflectivity standards.

Alderman Marsh asked if the listed schedule regarding the Interstate 26 Welcome Center was valid, noting this project was initiated ten years ago. Assistant Public Works Director Michael Thompson stated that as of last week, the Tennessee Department of Transportation is committed to the schedule at hand and it will not be affected by the transition to a new Transportation Commissioner as a result of the change in the Governor’s administration.

4. **REVIEW OF AGENDA ITEMS ON THE JANUARY 11, 2011 REGULAR BUSINESS MEETING AGENDA.** City Manager Campbell, members of staff and community members provided a summary or presentation for each item on the proposed agenda. Those items the Board discussed at greater length or which received specific questions or concerns included:

VI.AA.1 Public Hearing for Annexation Annual Plan of Services Report (AF-1-2011)

City Planner Forrest Koder gave a presentation on this item highlighting eight areas out of 160 that are currently being tracked in the City. Nine annexations are scheduled for 2011.

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VI.B.1 Consideration of a Resolution to Accept the “Proposal of the Department of Transportation of the State of Tennessee to the City of Kingsport, Tennessee” for the I-26 Welcome Center [Project No. NH-I-26(39); 82084-2129-44] and Authorize the Mayor to Sign All Applicable Documents (AF: 3-2011). City Manager Campbell confirmed this issue would be discussed with the newly appointed Transportation Commissioner. Assistant Public Works Director Michael Thompson stated that TDOT has stayed committed to the schedule at hand for every meeting and they expect no delays at this point.

VI.B.2 Consideration of an Ordinance to Amend the FY 2011 General Purpose School Fund and General Project Fund Budgets to Provide Funding for the School’s Administrative Support Center (AF: 14-2011) Alderman Marsh noted he was not at the meetings last month, but stated he was appalled that the schools were asking for more money after officials assured the Board they would not need additional funds. He further stated he objected to the City competing with the private sector for office space. Mayor Phillips replied this was an investment that would be recouped, rather than an expense, and was necessary to accomplish what the schools needed to do.

VI.B.3 Consideration of a Resolution to Authorize the Mayor to Sign all Documents Necessary to Enter into a Materials Agreement with Gary Alexander Related to Riverbend – Epcon Phase II and an Ordinance to Appropriate the Funds (AF: 17-2011) City Manager Campbell requested this agenda item be pulled at this time.

VI.D.1 Consideration of a Resolution to Amend the Lease Agreement with the Susan G. Komen Breast Cancer Foundation for Additional Office Space in the V.O. Dobbins, Sr. Complex (AF: 4-2011). Alderman Marsh requested the total square footage for this building. Assistant to the City Manager Christ McCartt stated he would provide this information at the regular business meeting tomorrow night.

VI.D.3 Consideration of a Resolution to Enter into a Contractual Agreement with the Tennessee Department of Transportation for Reimbursement of Operating Expenses for FY2010 (AF: 2-2011). Alderman Marsh noted the Kingsport Area Transit Service was growing and that public transit is expensive to operate, especially if it is not used. He requested the cost per passenger, stating this figure was significant in determining usage. He encouraged continuing marketing efforts and further commented that integrating the school buses and KATS would be of benefit to both systems.

At this time, Mayor Phillips congratulated Tim Elsea, Traffic Manager, for recently passing the “Professional Engineering” exam.

VI.D.4 Consideration of a Resolution Awarding the Bid for the Roundabout at Netherland Inn Road & S. R. 355 (Industry Drive & Center Street) and Authorize the Mayor to Sign All Applicable Documents (AF: 9-2011). Public Works Director Ryan McReynolds stated Lyons Construction Services, Inc. entered the lowest bid and they understand and are comfortable with the strict expectations established by the Power Board. Assistant to the City Manager Chris McCartt noted that demolition of the Ward property

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would begin tomorrow and clarified that the City does own the land, however, the court has not decided upon the final price. The next court date is set for March.

VI.D.5 Consideration of a Resolution Awarding the Bid for the Purchase of One (1) Automated Refuse Truck, Diesel Powered, to Stringfellow, Inc. (AF: 158-2011). Responding to questions from Alderman Marsh, Public Works Director Ryan McReynolds stated this new vehicle purchase initially creates a more efficient, spare truck while allowing for some elbow room as new residences are added to daily routes as a result of the annexations. He further stated there was currently an operator already on staff for this truck; however, a new operator position would be requested in the future through the budgetary process as the annexations move forward.

VI.D.6 Consideration of a Resolution Awarding the Bid for the Purchase of Eight (8) Black and White Police Package Sedans and Two (2) Unmarked Police Package Sedans to Fairway Ford (AF: 16-2011). City Manager Campbell stated this is the last year that Ford will make a police spec Crown Victoria. These vehicles will be obtained locally through Fairway Ford, and they will be the 2011 model. The deadline to place an order for this model is March 1, 2011.

VI.D.7 Consideration of a Resolution Authorizing the Mayor to Execute All Documents Necessary to Extend the Lease Agreement with James Palmer for City-Owned Real Property Located at 2102 East Center Street (AF: 6-2011). City Attorney Billingsley clarified for Alderman Munsey that the lease agreement is being extended for one year only and not the five as requested by Mr. Palmer.

VI.D.8 Consideration of a Resolution Authorizing the Mayor to Sign All Applicable Documents Necessary and Proper to Purchase 1731 Keller Street (AF: 12-2011). Assistant to the City Manager Chris McCartt provided details on this item stating the City has the opportunity to purchase this property at the appraised value and also noting other property in the area that the City already owns. He then gave an update of other projects in this vicinity and how they relate to the Greenbelt. Funding will come from the Riverwalk Project.

VI.D.9 Consideration of a Resolution to Offer a Limited Retirement Incentive to Eligible Employees (AF: 5-2011). City Manager Campbell stated that, in an effort to be proactive regarding budget savings, this option would benefit the Fiscal Year 2012 budget significantly. Alderman Marsh commented there needed to be a definite net reduction in positions for this incentive to work. Mr. Marsh also requested for specific employee numbers and costs. Mr. Campbell replied that not all, but some of the positions would have to be refilled. This is a voluntary program so there would not be definite figures available until employees came forward to participate.

VI.D.10 Consideration of a Resolution Approving an Amendment to the Permanent Easement Agreement for the Meadowview Resort, Conference and Convention Center and Authorizing the Mayor to Execute the Amendment (AF: 18-2011). City Attorney Billingsley provided details on the changes to the agreement with the hotel, noting how these

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changes aided in the administration of the conference center. Responding to questions from the Board regarding the fee on room rentals, City Manager Campbell stated that money received is now being used to offset any costs.

VI.E.1 Consideration of Reappointments to the Senior Center Advisory Committee (AF: 10-2011). Mayor Phillips noted that Mr. Ketron's first name is Wallace and not William.

VII.4 Consideration of an Ordinance Amending the General Project Funds to Fund the Central Office Project for the Fiscal Year Ending June 20, 2011 (AF: 403-2010). Alderman Marsh stated that he has concerns about this item.

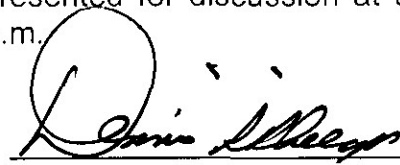
BOARD COMMENT. City Manager Campbell noted that Governor Bill Haslam would be at the Meadowview Convention Center for a general open reception from 5:30 to 7:30 p.m. later today. He further stated he understood the Governor was looking for thoughts and ideas for small business economic development. Alderman Marsh commented he read in the paper where Mount Carmel was considering taking down their red light cameras.

PUBLIC COMMENT. None.

5. ADJOURN. Seeing no other matters presented for discussion at this work session, Mayor Phillips adjourned the meeting at 3:33 p.m.


ANGELA MARSHALL
Deputy City Recorder




DENNIS R. PHILLIPS
Mayor